



Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective January 1, 2024
By-law 2023-109

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions.
- Failure to provide adequate, correct information may result in your application being refused.
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary.
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time.
- Applications are not accepted without the required fees.

For office use only:

File No. A- 3-24

Pre-Consult _____ Date: _____

Date received: February 6, 2024

Accepted by: _____

Roll #42 07 090-008-05310

Conservation Authority Fee
Required: _____

Official Plan: _____

Property's Zone: _____

Other Information: _____

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

**The Approval Authority is the Township of Southgate Committee of Adjustment
Required Fees:**

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted
Application Fee	\$ 1400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

1. Name of Owner/Applicant (circle one) RS MAR INC
Address 260184 Southgate Road 26, Township of Southgate, Ontario
Postal Code N0C 1L0 Telephone Number [REDACTED]

2. Name of Agent Kristine Loft, Loft Planning Inc
Address 25 Maple Street, Town of Collingwood, Ontario
Postal Code L9Y 2P7 Telephone Number [REDACTED]

3. Nature and extent of relief applied for: To vary S.33.244 i) to increase the maximum combined structure size to 895sqm and to decrease the maximum outdoor storage space to 355sqm.

4. Why is it not possible to comply with the provisions of the by-law? The applicants require more office space to support a larger staff.

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):
260184 SOUTHGATE ROAD 26, CON 3 SWTSR PT LOTS 201 AND 202 RP 16R8397 PART 2

6. Dimensions of land affected in metric units:
Frontage: 329m Southgate Road 75 Area: 22.71ha
Depth: 626m Width of Street: 20m

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: Residence GFA 250sqm, GrossFA 700sqm, Storeys 3, Dimensions 12.74 x 21.44; Shed GFA 297sqm, Storeys 1, Dimensions 12.19m x 24.38m; Barn GFA 552sqm, Storeys 1, Dimensions 21m x 24.87; Shop GFA 673sqm, Storeys 1, Dimensions 40.8m x 16.5m, Office to be Demolished GFA 35.75sqm, GrossFA 71.5sqm, Dimensions 7.3m x 4.9m
Proposed: Office GFA 222sqm, Storeys 1, Dimensions 24.4m x 9.1m

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):

Existing: Residence FY57m, SY395m, RY305m, SY206m; Shed FY105m, SY368m, RY250m, SY235m; Barn FY113m, SY385m, RY232m, SY206m; Shop FY,162m SY435m, RY200m, SY132m; Office FY157m, SY452m, RY288.5m, SY152m
Proposed: Office FY153m, SY425m, RY215m, SY152m

9. Date of acquisition of subject land: 2008

10. Date of construction of all buildings and structures on subject land:
Residence 1998-2000, Shed 2019, Barn 2015, Shop 2010, Office 2010

11. Existing uses of the subject property:
Rural uses, residential, shop

12. Existing uses of the abutting properties:
North: Residential, Rural, Industrial East: Agricultural
South: Agricultural, Wetlands West: Residential, Rural, Agricultural

13. Length of time the existing uses of the subject property have continued:
12 years

14. Water is provided to the subject land by a:
 publicly owned and operated piped water system
 privately owned and operated individual or communal well
 lake or other water body or other means (please explain)

15. Sewage disposal is provided to the subject land by a:
 publicly owned and operated sanitary sewage system
 privately owned and operated individual or communal well
 privy or other means (please explain)

16. Storm drainage is provided by (check applicable):
Sewers: Ditches Swales :
Other means (please explain) _____

17. Present Official Plan designation on the subject lands: Rural and Hazard Lands

18. Present Zoning By-law provisions applying to the land: Agricultural (A1-244),
Environmental Protection (EP)

19. Has the subject land ever been the subject of an application for minor variance (under Section 45 or its predecessor of the Planning Act)
Yes No

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)

20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?
Yes No

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indication the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- (vii) The location and nature of any easement affecting the subject land.


21. Owners authorization and declaration:

Authorization for agent

I/we RS MAR INC
(print name or names)

authorize Kristine Loft, Loft Planning Inc
(print name of agent)

to act as our agent(s) for the purpose of this application.


 _____	<u>2/1/2024</u>
(Signature of Owner)	(date)

_____	_____
(Signature of Owner)	(date)

22. Owners authorization for access:

I/we RS MAR INC
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

 _____	<u>2/1/2024</u>
(Signature of Owner)	(date)

_____	_____
(Signature of Owner)	(date)

23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) _____
Name of Owner(s) or Authorized Agent or Applicant

of the _____ of _____ in the _____ of _____
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the:

Town of Collingwood in the County of Simcoe
city/town/municipality county/region

This 2 day of February, 2024

Signatures of Owner

Feb 2, 2024
Date

Signatures of Owner

Date

Signature of Commissioner

Feb 2, 2024
Date

Anne Christine Norris,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the Town of Collingwood.
Expires January 3, 2026.